

PLAN COMMISSION MEETING  
MARCH 6, 2018 - 5:00 P.M.

Members Present: Fred Horne, Mike Kastens, Mike Montello, Ron Volkert, MaryKay Rice, David Tyvoll and Sarah Skinner (ex-officio)

Members Absent: David Wilford

Others Present: Tanya Batchelor, Beth Thompson, Dan Licht, Shaun Bird and Greg Anderson

Fred Horne called the meeting to order and roll call was taken.

Mike Kastens moved to adopt the agenda as presented, seconded by MaryKay Rice and carried.

MaryKay Rice moved to approve the minutes of the previous meeting on February 6, 2018, seconded by David Tyvoll and carried.

**Public Hearing**

Fred Horne declared the Public Hearing open to discuss the following:

- a) Amend Section 121-9.B.9 of the Zoning Ordinance related to secondary setbacks for the Evergreen Valley PUD.

Beth Thompson explained the need to amend the Evergreen Valley PUD to allow smaller setbacks in this area. The applicant would like to put a deck on her existing house, but current setbacks would only allow for a very small deck or patio. Originally setbacks in this PUD were designated as 35 feet for primary frontage and 30 feet for secondary frontage. Current zoning allows for 25 foot setbacks for primary frontage and 20 foot setbacks for secondary frontage. The Development Review Committee reviewed the application on February 15, 2018 and recommends approval to amend the Evergreen Valley PUD to allow a 20 foot secondary front setback for all lots. Discussion followed.

- b) Amend Section 121-9.B.10 of the Zoning Ordinance and preliminary/final plat for Lots 127-136 and 151-164 of the Willowind PUD.

Beth Thompson explained the request from Shaun Bird to amend the Willowind PUD. Mr. Bird recently purchased lots 12-136 and lots 151-164 of the Willowind plat. They were originally approved for construction of 24 townhouse dwellings within six buildings. Mr. Bird is intending to construct a larger floor plan for the individual townhouse dwellings that can be accommodated by the existing lots. The revised preliminary and final plat reduces the number of units by six (one less dwelling per building). The Development Review Committee recommends approval subject to conditions. Discussion followed.

- c) Petition for Annexation from Greg Anderson for Property Tax Identification #026-1015-10-050 located in the NW ¼ of the SE ¼ and the NE ¼ of the SE ¼ of Section 4, Town of Richmond, St. Croix County, Wisconsin at 115<sup>th</sup> Street and 175<sup>th</sup> Avenue, south of the Wastewater Treatment Plant.

Beth Thompson explained the annexation area is 26 acres, more or less, and is currently undeveloped. Access to the property is provided by an existing 66-foot wide ingress/egress easement across the abutting property to the north to 115<sup>th</sup> Street. Mr. Anderson intends to build a single family dwelling on 22.05 acres annexed to the City. The remaining 3.95 acres is to be platted as an outlot by Certified Survey Map and remain in Richmond Township. The outlot is necessary so that the annexation does not cause Viebrock's River Valley View Addition within Richmond Township to the east of the subject site to become an island surrounded by land within

the City. The Development Review Committee recommends approval of the annexation petition and Certified Survey Map. Discussion followed.  
Fred Horne declared the Public Hearing closed.

Mike Montello moved to approve the Evergreen Valley PUD, subject to the following condition:

1. The principal building setback from secondary streets as defined by the Zoning Ordinance shall be a minimum of twenty (20) feet consistent with the requirement established by the Z2 District.

Motion was seconded by Mike Kastens and carried.

Mike Montello moved to approve an amendment of the Willowind PUD, a preliminary/final plat, and a development agreement for Shaun Bird, subject to the following conditions:

1. Lots 200-217 shall be subject to the following setbacks:

Public ROW	Between Bldgs.
30ft.	10ft.

2. The developer shall install landscaping for each townhouse building in accordance with Table 15 of the Zoning Ordinance, subject to review and approval of the Building Inspector.
3. The developer shall construct sidewalk as required by Section 117-31.A of the Subdivision Ordinance, subject to review and approval of the Public Works Director.
4. All grading, drainage, and erosion control issues shall be subject to review and approval of the Building Inspector and Public Works Director.
5. The developer shall be responsible for the costs to abandon one sewer and water connection for each building; abandonment of the unused utility services and all other utility issues shall be subject to review and approval of the Public Works Director.
6. The developer shall execute a development contract with the City for completion of utility and sidewalk construction as required by Section 117-24 of the Subdivision Ordinance, subject to review by the City Attorney and approval of the City Council.

Motion was seconded by David Tyvoll and carried.

Mike Montello moved to recommend City Council approval of an ordinance annexing property (22.05 acres with a zoning designation of Z1) owned by Gregory M. Anderson to the City of New Richmond and approve a CSM subdividing the property between the City of New Richmond and Richmond Township as annexed, subject to the following conditions:

1. A 50-foot setback shall be required from all lot lines for principal and accessory buildings that may be constructed within Lot 3 until such time the property is rezoned and further subdivided.
2. Drainage and utility easements shall be dedicated within Lot 3 as required by Section 117-41 of the Subdivision Ordinance, subject to review and approval of the Public Works Director.

Motion was seconded by Mike Kastens and carried.

### **Old Water Tower at Health Center Campus**

Sarah Skinner gave an update on the old water tower at the Health Center Campus at 1445 North Fourth Street. In 2015 when the City approved a Conditional Use Permit to allow a communication tower, it was approved on the condition that the old water tower be taken down within one year. The county still has equipment on the old water tower and is using that equipment. They are hoping to remove it in 2019 but may not be able to until 2020. Mike Montello moved to extend the deadline for removal of the old water tower until 2020, seconded by MaryKay Rice and carried.

### **Rescind Approval of Site Plan and CSM**

Beth Thompson explained the Plan Commission approved a CSM on September 5, 2017, for two lots on the south side of West Richmond Way and north of LWT. On October 3, 2017, the Plan Commission approved a site plan and storm water review for Dr. Bernard for a project on one of the lots included in the CSM. The project is no longer going to be completed so staff is recommending action to rescind approval of the Certified Survey Map and the site plan and storm water review for Dr. Bernard's project. Mike Montello moved to rescind approval of the Certified Survey Map and the site plan and storm water review for Dr. Bernard's project, seconded by David Tyvoll and carried.

Mike Kastens moved to adjourn the meeting, seconded by Fred Horne and carried.

Meeting adjourned at 5:25 p.m.

Tanya Batchelor  
City Clerk